Comment stands to some

TC 303-06 May/Flood Line Revision 1022

MSA. S. 1829-6086

Robert L. Ehrlich, Jr. Governor

Michael S. Steele



Martin G. Madden Chairman

Ren Serey
Executive Director

## STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401 (410) 260-3460 Fax: (410) 974-5338 www.dnr.state.md.us/criticalarea/

December 8, 2006

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
11 N. Washington Street
Courthouse
Easton, Maryland 21601

Re:

L1022 Flood & May

Tax Map 30, Parcels 99 & 3

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line revision. The applicant is requesting a line revision to change the existing layout of boundary lines on Tax Parcel 99, Lot 5, and Parcel 3, resulting in a transfer of .012 acres of land from Tax Parcel 3 to Tax Parcel 99, Lot 5. The property designated a Resource Conservation Area (RCA) and each parcel is currently developed with single-family dwellings and pools.

Based on the revised information provided, this office has no additional comments to offer.

Thank you for the opportunity to provide comments for this lot line revision request. Please call me with any questions at (410) 260-3482.

Sincerely,

Kerrie L. Gallo

Natural Resource Planner

TC303-06

Robert L. Ehrlich, Jr.

Michael S. Steele



Martin G. Madden

Ren Serey
Executive Director

## STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401 (410) 260-3460 Fax: (410) 974-5338 www.dnr.state.md.us/criticalarea/

May 30, 2006

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
11 N. Washington Street
Courthouse
Easton, Maryland 21601

Re: L1022 Flood & May

Tax Map 30, Parcels 99 & 3

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line revision. The applicant is requesting a line revision to change the existing layout of boundary lines on Tax Parcel 99, Lot 5, and Parcel 3, resulting in a transfer of .012 acres of land from Tax Parcel 3 to Tax Parcel 99, Lot 5. The property designated a Resource Conservation Area (RCA) and each parcel is currently developed with single-family dwellings and pools.

Based on the information provided, it appears that the proposed lot line revision does not include any new development activities on the properties. Rather, the request appears to be solely for the purpose of amending the boundary lines. As a result, we have no comments regarding the applicant's request.

Thank you for the opportunity to provide comments for this lot line revision request. Please call me with any questions at (410) 260-3482.

Sincerely,

Kerrie L. Gallo

Natural Resource Planner

TC303-06

NOTE: THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.  ZONING CLASSIFICATION: RC= RURAL CONSERVATION MINIMUM LOT SIZE: 2.0 ACRES MINIMUM LOT WIDTH: 200'  BUILDING RESTRICTIONS: LOTS 2 ACRE OR MCRE 50' FRONT 50' SIDE 50' REAR 100' TIDAL WETLANDS AND MEAN HIGH WATER 150' MARYLAND HIGHWAY NO. 33  OWNER: TAX PARCEL 99, LOT 5 WINER: TAX PARCEL 3, ANN MARIE FLOOD 7791 TILCHMAN ROAD 7805 TILCHMAN RD 7791 TILCHMAN ROAD 7805 TILCHMAN RD 5HERWOOD, MARYLAND 21665 PHONE 410-745-2470 DEED REFERENCE- 1076/199 PHONE 410-745-2470 DEED REFERENCE- 1076/199 PHONE 410-745-2473 PLAT REFERENCE- PC5/34J  THE LAND SHOWN HEREON IS IN FLOOD ZONES "A5" (EL. 7),"B" & "C" AS SHOWN ON THE FLOAD. 240066 0029 A.  THE FLOOD ZONE "A" PORTION OF THE PROPERTY WOULD BE INUNDATED BY A FLOOD HAVING A ONE—PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.  PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.  PROPERTY OWNER DECLARATION THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTRICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTRICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTRY HOW AND THE STANDS. AS THE APPLICATION FOR DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS. AND REGULATIONS FOR LANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS. AND REGULATIONS FOR LANDS. IN THE	IMPERVIOUS AREA CALCULATIONS  PARCEL 99, REVISED LOT 5  TOTAL AREA = 5.80 AC.± (AFTER REVISION) EXISTING IMPERVIOUS AREA = 16,818.0 SQ.FT.± ALLOWABLE IMPERVIOUS AREA = 0.15%= 37,897.2 SQ.FT.± REMAINING ALLOWABLE IMPERVIOUS AREA = 21,079.2 SQ.FT.  REVISED TAX PARCEL 3  TOTAL AREA = 2.36 AC.± (AFTER REVISION) EXISTING IMPERVIOUS AREA = 13,032.3 SQ.FT.± ALLOWABLE IMPERVIOUS AREA = 15,420.2 SQ.FT.± REMAINING ALLOWABLE IMPERVIOUS AREA = 2,387.9 SQ.FT.±  FOREST CALCULATIONS  PARCEL 99, REVISED LOT 5 = 0 AC.± REVISED PARCEL 3 = 0 AC.±	REVISED TAX PARCEL 3  TOTAL AREA = 2.36 AC.± (AFTER REVISION)  DEVELOPMENT RIGHTS PERMITTED = 1	GENERAL NOTES  THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIF STRYICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND HIGH RHABITATS. AS THE AMENDED OF THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR THIS DEVELOPMENT ON THESE SPECIEL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIEL OF THIS PROJECT OF THE DEVELOPMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NEEDED TO THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS, WHICH MAY SERVICE.  BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THERE SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT OF HERBICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LUBITATIONS ON USE AND ENJOYMENT OF THE PROPERTY.  ANY CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY PLANNING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (140 –770 –8030) FOR MORE INFORMATION.  ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCOPPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL LAW, COMMAR 4–103 & 26.09.01.05 MARTLAND ESDIMENT CONTROL LAW, APPROVED BY THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL LAW, COMMAR 4–103 & 26.09.01.05 MARTLAND AS SHOWN WERE FIELD LOCATED BY LANE ENGINEERING, INC.  REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE GENERAL OWN WITHIN THE BUFFER IS SUBJECT TO REVIEW BY THE PLANNING AND Z	SERWOOD Shrivest   Service   Service
CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVLOPMENT PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.  WE, JAMES A. FLOOD JR. & ANN MARIE FLOOD, OWNERS OF TAX PARCEL 99 REVISED LOT 5, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION OF LOT LINES.  JAMES A. FLOOD JR.  THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF, 2007.  THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF, 2007.	WORTH AND LOND LOND CO. C.	N= 5.68AC.+:	FENCE  GAZEBO TO BE RELOCATED  OUT OF 100' BUFFER  GAZEBO AREA- 135 S.F.  JUL. JUL. JUL. JUL. JUL. JUL. JUL. JUL.	And Engineering, Inc.  SEAL  Land Planning - Land Surveyors  E-mail: mail & lainc.com
I, RICHARD C. MAY, OWNER OF REVISED TAX PARCEL 3, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION OF LOT LINES.  RICHARD C. MAY  THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS	N 10'40'46" E 22.56" E  N 15'34'08" E  10.94"  S 78'03'00" E  JEFFREY L. LARRIMORE J. RENEE LARRIMORE 1072/951	FLOOD ZONE "B"  PREVIOUSLY "APPROVED TO BE SUPPLEMENTAL SDA 50" BRI.  649.13"  FLOOD ZONE "C"  PREVIOUSLY APPROVED SENAGE DISPOSAL AREA  PAVED DRIVEWAY  RC ZONING  RON ROD FOUND  RICHARD R. SWENTON 1246/610  VC ZONING	PROPERTY LINE TO BE ABANDONED  NEW LINE OF DIVISION  NEW LINE OF DIVISION  NEW LINE OF DIVISION  SO' BRI  FLOOD ZONE C  FLOOD ZONE C  FROM ROD SENDO  SO' BRI  FLOOD ZONE C  FROM ROD SENDO  SO' BRI  FROM ROD SENDO  SO' BRI  FLOOD ZONE C  FROM GRAPH AFTER REVISION= 2.48AC.±  AREIA AFTER	WATEFLOOD DATE FLOOD DATE FLOOD DATE FLOOD DATE FLOOD DATE SCALE STATE FLOOD DATE FOR TANK DATE FLOOD F
OR UNDER THEIR DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.  THOMAS D. LANE PROPERTY LINE SURVEYOR NO. 340 117 BAY STREET P.O. BOX 1767 EASTON, MARYLAND 21601 (410)822—8003  TALBOT COUNTY OFFICE OF PLANNING AND ZONING THIS PLAT REPRESENTS THE ABANDONMENT OF THE VISUAL EASEMENT, RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY AT LIBER 67 FOLIO 44, AND THE REVISION OF LOT LINES FOR PARCEL 99 LOT 5, AND PARCEL 3 AS PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT BOOK MAS 5, PLAT NO. 344 AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF THE TALBOT COUNTY ZONING ORDINANCE.  PLANNING OFFICER  DATE	TALBOT COUNTY HEALTH DEPARTMENT  THIS LINE REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.  HEALTH OFFICER  DATE  TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS  A UTILITY AND DRAINAGE RIGHT—OF—WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD.  THESE PARCELS SHALL BE DEVELOPED IN ACCORDANCE WITH THE '2000 MARYLAND STORMWATER DESIGN MANUAL", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.	GRAPHIC SCALE  60 0 30 60 120 240  ( IN FEET ) 1 inch = 60 ft.	906/657 \	LEGEND INDICATES TIDAL WETLANDS INDICATES FENCE LINE INDICATES SPECIMEN TREE  AND RICHARD SHEET No. 01 OF 0 FILE No. 3490